

# Lavender Rise

West Drayton • • UB7 9AP

Guide Price: £420,000



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This property has been sold off market. It has the added advantage of having no further chain and found in this popular location is this spacious two bedroom mid terrace home. The property is perfect for the growing family offering two well proportioned bedrooms and a bathroom found on the first floor, whilst to the ground floor is a large open plan living dining room and separate kitchen.

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Sold off market

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Two bedroom

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Mid terrace

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No chain

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Potential to extend (STPP)

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Modernisation required

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Ideal for first time buyers/investors

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Over 750sqft

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Residential location

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Council tax band - D

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

**Property**

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**Outside**

The rear garden has a patio area closest to the property, the rest of the garden is mostly to lawn with shrub borders. There is also a storage shed.

**Location**

Lavender Rise is a popular residential road extremely well placed being situated close to local amenities and bus routes. West Drayton High Street with its various shops and mainline train station (Crossrail) can be found just a short distance away as can Stockley Business Park, Heathrow Airport and the M4 motorway.



### Schools:

West Drayton Academy 0.5 miles  
 Cherry Lane Primary School 0.6 miles  
 Pinkwell Primary School 0.8 miles



### Train:

West Drayton 0.8 miles  
 Hayes & Harlington 1.5 miles  
 Iver 2.3 miles



### Car:

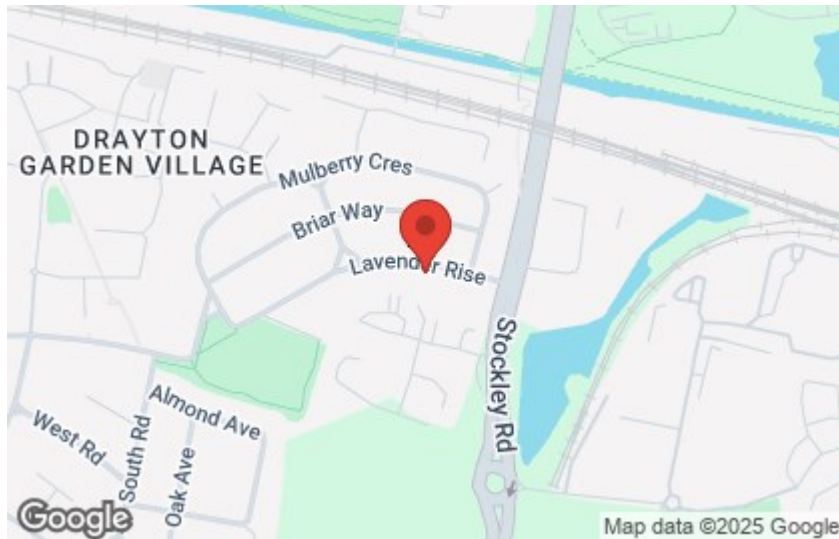
M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



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**CoopersResidential.co.uk**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
Low energy A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales EPC Directive 2002/91/EC		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.